



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Richland City Hall ~ 505 Swift Boulevard

Tuesday, April 16, 2019

City Council Workshop - 7:00 p.m.

Mayor Thompson called the workshop to order at 7:00 p.m. in the City Manager's Conference Room in the City Hall Annex building.

Attendance: Mayor Thompson, Mayor Pro Tem Christensen, Councilmembers Alvarez, Anderson, Kent, Lemley and Lukson were present.

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Parks & Public Facilities Supervisor Harper, Public Works Director Rogalsky, Planning Manager Stevens, Energy Services Director Whitney and Deputy City Clerk Barham.

Agenda Item

1. AMI Smart Grid Status (5 minutes)

Energy Services Director Whitney updated Council on the status of the AMI Smart Grid and provided a timeline of when the system will be presented to Council for consideration.

2. Horn Rapids Residential Update (10 minutes)

Planning Manager Stevens provided a brief update on the Horn Rapids residential development, specifically regarding the request for a zone change of approximately six (6) acres that are currently encumbered by a deed restriction.

3. Discuss Meeting Agenda Items (15 minutes)

Council and staff reviewed the proposed agenda scheduled for the regular meeting. At this time, Councilmember Kent advised that she planned to request that a business item be added to the regular meeting agenda regarding appointment of a Councilmember to the Tri-Cities Regional Public Facilities District Board.

Mayor Thompson commented on the status of Hanford Site clean-up efforts and possible steps that Hanford Communities or the Energy Communities Alliance (ECA)

may take to support continued clean-up of the area.

City Council Regular Meeting - 7:30 p.m.

Mayor Thompson called the regular Council meeting to order at 7:30 p.m. in the Council Chamber at City Hall.

Welcome and Roll Call

Mayor Thompson welcomed those in the audience and expressed appreciation for their attendance.

Attendance: Mayor Thompson, Mayor Pro Tem Christensen, Councilmembers Alvarez, Anderson, Kent, Lemley and Lukson were present.

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Fire & Emergency Services Director Huntington, Recreation Manager Jackson, Administrative Services Director Koch, Public Works Director Rogalsky, Interim Police Services Director Taylor, Energy Services Director Whitney and Deputy City Clerk Barham.

Pledge of Allegiance

Mayor Thompson led the Council and audience in the recitation of the Pledge of Allegiance.

Approval of Agenda

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER LUKSON SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED.

Prior to the call of the vote on Mayor Pro Tem Christensen's motion to approve the agenda, Councilmember Kent requested the addition of a new business item to the agenda regarding a replacement appointment to the Tri-Cities Regional Public Facilities District Board. Mayor Thompson acknowledged Councilmember Kent's request and inquired of Mayor Pro Tem Christensen if the origination of his motion still stood.

MAYOR PRO TEM CHRISTENSEN RETRACTED HIS ORIGINAL MOTION AND MOVED TO APPROVE THE AGENDA WITH THE ADDITION RECOMMENDED BY COUNCILMEMBER KENT REGARDING APPOINTMENT OF A COUNCILMEMBER TO THE TRI-CITIES REGIONAL PUBLIC FACILITIES DISTRICT BOARD. COUNCILMEMBER LUKSON SECONDED MAYOR PRO TEM CHRISTENSEN'S MOTION. THE MOTION TO APPROVE THE AGENDA AS AMENDED CARRIED 7-0.

Presentations

4. Proclamation of Appreciation to Yichien Cooper for Service on the Arts Commission (5 minutes)

Mayor Thompson read and presented a proclamation expressing appreciation to Yichien Cooper for her service on the Arts Commission. Ms. Cooper stated it was an honor to serve on the Arts Commission.

5. CityView Video: Road Construction Projects - Leslie Road (3 minutes)

Public Works Director Rogalsky introduced the video of the City's upcoming road construction projects.

6. Ben Franklin Transit Annual Report (7 minutes)

Mayor Thompson explained that the Ben Franklin Transit (BFT) staff were unable to attend the Council meeting and had requested that the BFT Annual Report be rescheduled to the June 4, 2019 Council meeting.

Public Hearing

Deputy City Clerk Barham read the Public Hearing and Public Comments procedures.

Public Works Director Rogalsky stated that the public hearings for three (3) proposed relinquishments are intended for the public to provide comment regarding the relinquishments before Council took action on the items. Mr. Rogalsky briefly identified the basis for initial acquisition and the justification for relinquishment.

7. Proposed Relinquishment of a Utility Easement lying within 1115 Aaron Drive and 1177 Aaron Drive, Resolution No. 52-19

Mayor Thompson opened the public hearing at 7:44 p.m. No public testimony offered. Mayor Thompson closed the public hearing at 7:45 p.m.

8. Proposed Relinquishment of an Access and Utility Easement lying within Tract A of Westcliffe Heights Phase 2, Resolution No. 53-19

Mayor Thompson opened the public hearing at 7:45:15 p.m. No public testimony was offered. Mayor Thompson closed the public hearing at 7:45:45 p.m.

9. Proposed Relinquishment of an Access Easement lying within Tract D of Westcliffe Heights Phase 1A, Resolution No. 54-19

Mayor Thompson opened the public hearing at 7:46 p.m. No public testimony was offered. Mayor Thompson closed the public hearing at 7:46:30 p.m.

Public Comments

Michael Grimes, 1061 Allenwhite Drive, Richland, WA, expressed concern regarding Public Works' refusal to extend city services to his undeveloped parcel located in unincorporated Benton County at 1063 Allenwhite Drive. He asked that the City waive the connection fees associated with those utilities. He also requested that the City record a utility easement for utilities servicing his property. Mr. Grimes submitted a set of documents supporting his concerns to Deputy City Clerk Barham.

Mayor Thompson referred Mr. Grimes' issue to City Manager Reents for review. Danielle Belliston, 1417 Westwood Court, Richland, WA, stated that she was speaking on behalf of the Tri-Cities Girls Fastpitch Softball Association (TCGFSA) and expressed concern regarding the negotiations related to a proposed Facility Use Agreement (FUA) between the City and TCGFSA. Ms. Belliston submitted copies of a document entitled "Sweat Equity Joint Ventures Agreements" to Deputy City Clerk Barham. The document was distributed to Council.

Council briefly discussed the comments received from the public regarding the proposed facility use agreements including the negotiation aspects. No action was taken. Ms. Reents invited Ms. Belliston to meet with staff to discuss the proposed Facility Use Agreement with the Tri-Cities Girls Fastpitch Softball Association.

Dan Evans, 3505 Clearlake Court, West Richland, WA, stated that he was speaking on behalf of the Greater Richland Little League Association (GRLLA). He expressed appreciation to Council for holding the workshop at the end of March 2019 to discuss the Facility Use Agreement between the City and GRLLA. Mr. Evans stated that in 2018, GRLLA's sponsors donated over \$16,000 and the youth paid over \$28,000. GRLLA will be meeting with staff at the end of the week to continue negotiations with their FUA.

Consent Calendar

Deputy City Clerk Barham read the Consent Calendar.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER ALVAREZ SECONDED A MOTION TO APPROVE THE CONSENT AGENDA AS PUBLISHED. THE MOTION CARRIED 7-0.

Minutes

10. Approve the April 2, 2019 and April 8, 2019 Council Minutes

Ordinances - First Reading

11. Ordinance No. 22-19, Amending Section 11.33.010 of the Richland Municipal Code related to Definitions associated with Public Parking

Ordinances - Second Reading/Passage

12. Ordinance No. 23-19, Amending the 2019 Budget to Increase Appropriations in the Electric Utility Fund

Resolutions – Adoption

13. Resolution No. 49-19, Authorizing an Interlocal Agreement with Energy Northwest for Demand Voltage Reduction System Services
14. Resolution No. 50-19, Accepting a Donation of Training Equipment to the Fire & Emergency Services Department
15. Resolution No. 51-19, Approving a First Amendment to the Purchase and Sale Agreement with JJA Properties, LLC
16. Resolution No. 52-19, Authorizing the Relinquishment of a Utility Easement lying within 1115 Aaron Drive and 1177 Aaron Drive
17. Resolution No. 53-19, Authorizing the Relinquishment of an Access and Utility Easement lying within Tract A of Westcliffe Heights Phase 2
18. Resolution No. 54-19, Authorizing the Relinquishment of an Access Easement lying within Tract D of Westcliffe Heights Phase 1A
19. Resolution No. 55-19, Authorizing a Consultant Agreement with JUB Engineers Inc. for the Regional North-South Travel Capacity Study
20. Resolution No. 56-19, Authorizing a Street Latecomer Agreement with Fortunato, Inc. for the Sundance Estates Subdivision
21. Resolution No. 57-19, Approving the Final Plat of Wild Canyon Phase II
22. Resolution No. 58-19, Authorizing an Award of Bid to M & L Construction, Inc. for 2019 Horizontal-Directional Boring and Drilling Services

Items for Approval

- 23. Approve the Proclamation of Appreciation: Yichien Cooper
- 24. Authorize Travel for Mayor Thompson

Expenditures - Approval

- 25. Expenditures from March 25, 2019 - April 5, 2019 for \$8,579,203.79 including Check Nos. 266872-267102, Wire Nos. 7439-7468, Payroll Check Nos. 148968-149491, and Payroll Wire/ACH Nos. 10917-10939

Items of Business

- 26. Appoint to the Tri-Cities Regional Public Facilities District Board

Councilmember Kent explained that she could no longer serve on the Tri-Cities Regional Public Facilities District (TCRPF) Board.

COUNCILMEMBER KENT MOVED AND COUNCILMEMBER LUKSON SECONDED A MOTION TO APPOINT COUNCILMEMBER LEMLEY TO REPLACE MS. KENT ON THE TCRPF BOARD. THE MOTION CARRIED 7-0.

Reports and Comments

City Manager

Ms. Reents had no comments.

City Council

Councilmember Kent announced that the Richland Parks Master Plan open house is scheduled for Wednesday evening, April 17, 2019, at the Richland Community Center.

Councilmember Alvarez expressed appreciation to the sports organizations for providing public comment. He questioned the protocol of Councilmembers interacting with the public during the public comment. Lastly, he commented on a professional office space he recently visited located outside of Detroit, MI.

Councilmember Lemley recently attended a ribbon-cutting event at The Bradley and commented about the recent tour of the Duportail Bridge construction site.

Councilmember Lukson commented on the reasons why staff are tasked with contract negotiations and not Council. Further, Mr. Lukson trusts that Council provides the

framework for staff to negotiate effectively with organizations.

Mayor Pro Tem Christensen encouraged Council to review copies of the old (active or recently expired) facility use agreements and compare them to the proposed agreements. He expressed appreciation to those individuals that continue to speak during the Public Comment period.

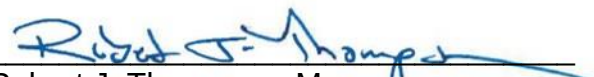
Mayor

Mayor Thompson summarized the roles and responsibilities of Council and staff in relation to policy-making decisions and negotiating agreements with representatives from community organizations. He requested that staff and the various sports groups work together to determine the true costs of running their sports organizations. Once the real costs are established, Council will be in a better position to evaluate whether subsidy is appropriate.

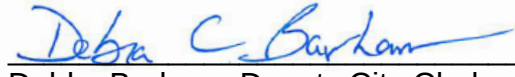
Adjournment

Mayor Thompson adjourned the meeting at 8:19 p.m.

APPROVED:


Robert J. Thompson, Mayor

ATTESTED:


Debby Barham, Deputy City Clerk

DATE APPROVED: May 7, 2019

DATE PUBLISHED: May 8, 2019